

Comprehensive Plan Area 1

Description: Properties developed as single-family lots on Laredo Court, townhomes along Balcones developed as the Villas at Rio Grande, and an existing daycare center. The existing zoning is a mix of R-3, Townhome and R-4, Multi-family. The townhomes are the only use conforming to the zoning in place.

Existing Plan Designation: Neighborhood Conservation

Possible Plan Designation: Urban or mix of Urban and General Suburban

Reason for change: The designation of Neighborhood Conservation is intended for existing developed neighborhoods that are primarily owner-occupied. Urban designations are for apartments, multi-family, and other more urban density developments. Because of the mix of mainly rental properties and non-residential uses, Urban more accurately reflects the zoning and the types of uses developed or would be allowed. General Suburban could be placed over the properties on Laredo Court to retain the single-family component.



Comprehensive Plan Area 2

Description: Existing gas station, landscaping company, and church occupy properties with limited access and visibility due to the reconfiguration of the highway for the Rock Prairie Road overpass.

Existing Plan Designation: General Commercial

Possible Plan Designation: Urban with commercial opportunity

Reason for Change: Because of the visibility issues with these properties, redevelopment opportunities for regionally serving commercial opportunities intended for General Commercial. Urban would allow development of multi-family options if the properties were to redevelop, but maintaining commercial opportunities for the property would also recognize its location at the intersection of two major thoroughfares.



Comprehensive Plan Area 3

Description: Existing daycare in a multi-family zoning district.

Existing Plan Designation: General Commercial

Possible Plan Designation: Urban

Reason for Change: The use of the property as a daycare is in compliance with the existing zoning on the property, which is more in line with the adjacent multi-family that is developed along Sara Drive. It is unlikely with the size of the property, limited access and visibility that it would develop to a dense commercial development.



Comprehensive Plan Area 4 & 5

Description: These properties have developed as a mix of office and research uses with a mix of zoning districts. These select properties do not have frontage or visibility on State Highway 6

Existing Plan Designation: General Commercial

Possible Plan Designation: Mix of Business Park and Suburban Commercial

Reason for Change: Because of a lack of visibility to the highway, these properties are unlikely candidates for dense commercial and retail uses. With their proximity to residential areas, this area could be designated as Business Park along the east side of Longmire for research and development types uses, provided that they have a more residential office character rather than industrial character. Properties that are directly adjacent to residential properties can be designated as Suburban Commercial to encourage any future redevelopment to be more compatible with the residential area, but provide commercial opportunities given the traffic volumes along Longmire Drive.



Comprehensive Plan Area 6

Description: This area is made up of a row of single-family homes in Edelweiss Estates. The properties are zoned R-1, Single-Family.

Existing Plan Designation: Urban

Possible Plan Designation: Neighborhood Conservation

Reason for Change: This area is not developed as an urban character, and is surrounded by other Neighborhood Conservation areas. The change to Neighborhood Conservation would bring this area into compliance with the Land Use Plan.



Comprehensive Plan Area 7

Description: Properties are vacant or have a single home on a larger tract. Properties are zoned A-O, Agricultural Open.

Existing Plan Designation: Suburban Commercial

Possible Plan Designation: Suburban Commercial with Urban opportunities

Reason for Change: The properties have no frontage on Wellborn Road. If they were to develop with the adjacent properties that have frontage, Suburban Commercial uses would be compatible and appropriate. With Balcones intended to extend to Wellborn Road along the northern edge of the property, there could be opportunities for multi-family urban style development; however, this opportunity should only be available once Balcones is constructed through to Wellborn.

